

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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REGULAR PUBLIC MEETING

+ + + + +

WEDNESDAY

SEPTEMBER 30, 2026

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The Regular Public Meeting of the District of Columbia Board of Zoning Adjustment convened via Webex, pursuant to notice at 9:30 a.m. EDT, Paul Goldstein, Vice-Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

PAUL GOLDSTEIN, Vice-Chairperson
ROBYN JACKSON WELLS, District Resident Appointee
MELISSA LINDSJO, NCPC Designee

ZONING COMMISSION MEMBER PRESENT:

JOSEPH S. IMAMURA, Ph.D., AOC Designee

OFFICE OF ZONING STAFF PRESENT:

KEARA MEHLERT, Secretary
PAUL YOUNG, A/V Production Specialist

The transcript constitutes the minutes from the Regular Public Meeting held on September 30, 2026.

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P-R-O-C-E-E-D-I-N-G-S

(9:31 a.m.)

VICE CHAIR GOLDSTEIN: Good morning, ladies and gentlemen. The Board of Zoning Adjustment's September 30th, 2026, public hearing will please come to order.

My name is Paul Goldstein, Vice Chairman of the District of Columbia Board of Zoning Adjustment, filling in for Chair Michelle Pourciau today. Let's see. Joining me today are Board Members Robyn Wells, Melissa Lindsjo, and Commissioner Joe Imamura.

On September 29th, 2026, the Board entered into a closed meeting session for the purpose of obtaining legal advice from counsel. This closed meeting was voted upon previously in a public setting to be held for the purpose of obtaining legal advice from our counsel and deliberate, but not vote, on contested cases on today's agenda. While discussions were held, there were no decisions made.

Today's meeting and hearing agendas are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter. There's also a webcast live via Webex and YouTube Live. The video of the webcast will be available on the Office of Zoning's website after

1 today's hearing. Accordingly, everyone who is
2 listening on Webex or by telephone will be muted during
3 the hearing. If you experience difficulty accessing
4 Webex or with your telephone call-in, then please call
5 our OZ Hotline number at 202-727-5471 to receive Webex
6 login or call-in instructions.

7 Today, we will begin with our decision meeting
8 session, followed by our hearing session. Please be
9 advised that we do not take any public testimony at our
10 meeting session. Public testimony will be taken during
11 the hearing session.

12 In today's hearing session, everyone who is
13 listening on Webex or by telephone will be muted during
14 the hearing, and only persons who have signed up to
15 participate or testify will be unmuted at the
16 appropriate time. Please state your name and home
17 address before providing oral testimony or your
18 presentation. Oral presentation should be limited to
19 a summary of your most important points. When you're
20 finished speaking, please mute your audio so that your
21 microphone is no longer picking up sound or background
22 noise.

23 All persons planning to testify either in
24 favor or in opposition should have signed up in advance.
25 They will be called by name to testify. By signing

1 up to testify, all participants completed the oath or
2 affirmation as required by Subtitle Y, Section 408.7.

3 Requests to enter evidence at the time of an
4 online virtual hearing, such as a written testimony or
5 additional supporting documents, other than live video,
6 which may not be presented as part of the testimony,
7 may be allowed pursuant to Subtitle Y, Section 103.13.

8 The order of procedure for special exceptions
9 and variances is pursuant to Subtitle Y, Section 409.

10 Time constraints for hearing testimony shall be
11 maintained pursuant to Subtitle Y, Sections 408.2 and
12 408.3.

13 Once again, if you experience difficulty
14 accessing WebEx or if your telephone call-in or if you
15 have forgotten to sign up 24 hours prior to this hearing,
16 then please call our OZ Hotline number at 202-727-5471
17 to sign up to testify and to receive Webex login or
18 call-in instructions.

19 At the conclusion of each case, an individual
20 who was unable to testify because of technical issues
21 may file a request for leave to file a written version
22 of the planned testimony to the record within 24 hours
23 following the public testimony in the hearing. If
24 additional written testimony is accepted, then parties
25 will be allowed a reasonable time to respond as

1 determined by the Board. The Board will then make its
2 decision at its next meeting session, but no earlier
3 than 48 hours after the hearing.

4 At the conclusion of the Board's decision
5 meeting session or hearing session, the Office of
6 Zoning, in consultation with the Chair, will determine
7 whether a full or summary order may be issued. A full
8 order is required when the decision it contains is
9 adverse to a party, including an affected ANC. A full
10 order may also be needed if the Board's decision differs
11 from the Office of Planning's recommendation. Although
12 the Board favors the use of summary orders whenever
13 possible, an applicant may not request the Board to issue
14 such an order.

15 Finally, the District of Columbia
16 Administrative Procedure Act requires that the public
17 hearing on each case be held in the open before the
18 public. However, pursuant to Sections 405(b) and 406
19 of the Act, the Board may, consistent with its rules
20 of procedure and the Act, enter into a closed meeting
21 on a case for purposes of seeking legal advice on a case,
22 pursuant to D.C. Official Code 2-575(b)(4), and/or
23 deliberating on a case, pursuant to D.C. Official Code
24 Section 2-575(b)(13), but only after providing the
25 necessary public notice in the case of an emergency

1 closed meeting after taking a roll call vote.

2 The first item on our agenda is a vote for
3 the Board to hold a closed meeting on October 6, 2026.

4 This session is being held in order for the Board to
5 receive legal advice from its counsel regarding the
6 cases noted on the agenda for the October 7th, 2026,
7 meeting and to preserve the attorney-client privilege
8 between the Board and its attorney, pursuant to D.C.
9 Official Code Section 2-575(b)(4)(A), and to
10 deliberate, but not vote, on the contested cases,
11 pursuant to D.C. Official Code 2-575(b)(13).

12 I will ask the Secretary to provide the list
13 of cases on the agenda.

14 MS. MEHLERT: Thank you, Vice Chair. Good
15 morning. The cases scheduled for October 7th are 21404
16 of 512 Taylor, LLC; 21490 of District Line Development,
17 LLC; 21209 of 304, 306, and 308 K Street, LLC; 21493
18 of 3621 T Street, LLC; 21498 of Ronald Briscoe; 21499
19 of Mark Sherman and Edith Shine; 21502 of SSDS1, LLC;
20 and 21515 of the Royal Embassy of Saudi Arabia.

21 VICE CHAIR GOLDSTEIN: Thank you very much.

22 I'll now make a motion to enter into closed session
23 on October 6th, 2026. Is there a second?

24 MEMBER WELLS: I second.

25 VICE CHAIR GOLDSTEIN: Thank you very much.

1 The motion has been seconded. Will the Secretary now
2 please take a roll call vote?

3 MS. MEHLERT: Please respond to the Vice
4 Chair's motion to hold a closed meeting with legal
5 counsel on October 6 at 2:00 p.m. Vice Chair Goldstein?

6 VICE CHAIR GOLDSTEIN: Yes.

7 MS. MEHLERT: Board Member Wells?

8 MEMBER WELLS: Yes.

9 MS. MEHLERT: Board Member Lindsjo?

10 MEMBER LINDSJO: Yes.

11 MS. MEHLERT: And Commissioner Imamura?

12 COMMISSIONER IMAMURA: Yes.

13 MS. MEHLERT: Staff will record the vote as
14 4-0-1. The motion passes.

15 VICE CHAIR GOLDSTEIN: Thank you. The motion
16 does indeed pass and the Board will meet in a closed
17 session at 2:00 p.m. on October 6th, 2026.

18 Madam Secretary, do you have any additional
19 preliminary matters?

20 MS. MEHLERT: I just wanted to note for the
21 record two changes to today's agenda. Application
22 Number 21496 of Gallery CT, LLC, has been postponed to
23 January 13th, 2027. And Application Number 21478 of
24 RSGDCONCORD, LLC, has been withdrawn.

25 VICE CHAIR GOLDSTEIN: All right. Can you

1 get us rolling on our first item, please?

2 MS. MEHLERT: Yes. This is in the Board's
3 meeting session. The first item is the Board's
4 consideration on the issuance of two final orders:
5 Application Number 21295 of Justin Ryan Gomez and Jesse
6 Martinez, Jr.; and Application Number 20377 of 16th
7 Street Residential, LLC. These proposed orders were
8 sent to parties for exceptions, and no exceptions were
9 received. So, for the Board today is to authorize the
10 issuance of the final orders.

11 VICE CHAIR GOLDSTEIN: Thank you very much.
12 I believe my colleagues have reviewed the orders.
13 Please let me know if that is not the case. And I would
14 be supportive of issuing the final orders as drafted.
15 Is there any need for discussion among the group?

16 Okay. I make a motion that the Board shall
17 issue those two orders as drafted: Application Number
18 21295 and Application Number 20377. Is there a second
19 to that motion?

20 MEMBER WELLS: I second.

21 VICE CHAIR GOLDSTEIN: Ms. Mehlert?

22 MS. MEHLERT: Please respond to the Vice
23 Chair's motion. Vice Chair Goldstein?

24 VICE CHAIR GOLDSTEIN: Yes.

25 MS. MEHLERT: Board Member Wells?

1 MEMBER WELLS: Yes.

2 MS. MEHLERT: Board Member Lindstrom?

3 MEMBER LINDSJO:

4 MS. MEHLERT: And Dr. Imamura?

5 COMMISSIONER IMAMURA: Yes.

6 MS. MEHLERT: Staff would record the vote as
7 4-0-1 to approve the issuance of order numbers 21295
8 and 20377 on the motion made by Vice Chair Goldstein
9 and seconded by Board Member Wells.

10 VICE CHAIR GOLDSTEIN: Thank you very much.
11 Can you please call the first public meeting case of
12 the morning?

13 MS. MEHLERT: Yes. Next is Application
14 Number 21430 of 1365 Perry, LLC. This is a
15 self-certified application pursuant to Subtitle X,
16 Section 901.2, for special exceptions under Subtitle
17 C, Section 1501.1(c), to allow a penthouse above the
18 matter-of-right permitted height for the building;
19 under Subtitle E, Section 204.4, to allow removal or
20 significant alteration of a rooftop architectural
21 element original to a principal building; under Subtitle
22 E, Section 207.5, to allow the rear wall of a row building
23 to extend farther than 10 feet beyond the farthest rear
24 wall of any adjoining principal residential building
25 on any adjacent property; and under Subtitle U, Section

1 320.2, to allow the conversion of an existing
2 residential building existing on the lot prior to May
3 12, 1958, to a three-unit apartment house.

4 This project is a new third-story and
5 three-story rear addition with penthouse and roof deck
6 at an existing two-story attached principal dwelling,
7 and conversion to a three-unit apartment house. It's
8 located in the RF-1 Zone at 710 Taylor Street, Northwest,
9 Square 3134, Lot 53.

10 The public hearing for this case concluded
11 on June 17th, 2026, and the Board began deliberations
12 on July 22nd, and then postponed the meeting to September
13 9th. It was further postponed again to allow the
14 applicant additional time to submit more filings.
15 Participating on this case were Chair Pourciau, Vice
16 Chair Goldstein, Board Member Lindsjo, and Dr. Imamura.

17 VICE CHAIR GOLDSTEIN: Thank you very much
18 for the introduction there. I would like to ask my
19 colleague Commissioner Imamura to start us on the
20 deliberations, please.

21 COMMISSIONER IMAMURA: Thank you, Vice Chair.
22 I would be glad to. As Secretary Mehlert had
23 indicated, this has been going on for quite some time,
24 since June, a few months now. In the record, you'll
25 find updated plans at 36B1 and B2 and a letter from the

1 applicant that summarizes some of the changes at Exhibit
2 36.

3 I would note that the summary that the
4 applicant provided is actually pretty thorough. It
5 denotes the changes and updates that have been made.

6 They did find a new architect to revise the existing
7 plans, or proposed plans. At issue here was that the
8 original proposal was an extension of 29 feet beyond
9 the adjacent property, and now it's been revised and
10 pulled back to 22 feet.

11 There was a substantial discussion regarding
12 whether or not the deck was enclosed, and sort of the
13 context that the enclosure of the deck had made this
14 design proposal seem to extend even further beyond the
15 adjacent property there. But there have been some
16 modifications with some glass panels on the sides of
17 the deck to, I guess, increase transparency and
18 porosity.

19 Changes have also been made to the front
20 facade. Some improvements there in terms of the window
21 pattern at the second floor. Changes to the mansard,
22 which is debatable, at least in my view, whether it's
23 an improvement or not. They have gone to great lengths
24 to work on the proportioning of it. There's two sort
25 of wing walls there that look a little peculiar. But

1 the focus here of the conversation is really about not
2 only the mansard, but the focus of the rear addition.

3 And, again, this is a project that's a new third story,
4 a three-story rear addition, with a penthouse and roof
5 deck, at an existing two-story attached principal
6 dwelling unit, and conversion to a three-unit apartment.

7 The other thing that I would note was that
8 OP was in support -- or not in support, but advocated
9 approval. And that the shadow study for light, air,
10 and privacy impacts were minimal. And so, with the
11 reduction in the extension here, it seems reasonable
12 to assume that OP would extend or continue their analysis
13 and review and that they would recommend approval for
14 this.

15 I will say that the new shadow study also shows
16 a reduction in shadow across the neighbors. And so,
17 outside of that, I think, overall, it is essentially
18 within character, scale, and pattern of the surrounding
19 houses and neighborhood. I think more work can be done
20 to the mansard roof to make some improvements there,
21 but, on the whole, I am prepared to vote in support.

22 I wish the applicant would have also included
23 any additional conversations with Janelle Gill, the
24 adjacent neighbor there.

25 And then one other thing I'd like to note,

1 Vice Chair, there was some significant sort of
2 investigative work here. The property at 708 Taylor,
3 it appears as if there was a rear addition and they had
4 discovered that this rear addition either was -- I guess,
5 it's sort of in this interim state pending
6 reconstruction. So there was an extension at 708. It
7 must have been demolished. And so, anyhow, there's
8 remnants there. So, the point about this point is that,
9 should that be rebuilt, this particular project is
10 really only 12 feet beyond where that 708 extension would
11 or could be built.

12 So, hopefully, that summarizes everything
13 that everybody was looking for. And, again, I'm
14 prepared to vote in support, and interested to hear my
15 fellow colleagues and their thoughts.

16 VICE CHAIR GOLDSTEIN: Thank you very much.
17 That was a really helpful summary.

18 And I'd like to turn, if I can, to Board Member
19 Lindsjo to see if you have any thoughts that you'd like
20 to add to the deliberation.

21 MEMBER LINDSJO: Yeah, thank you. I would
22 just like to align my comments with Commissioner
23 Imamura. I think that was very eloquently done of
24 listing everything and I completely agree with the
25 statements that he made.

1 Thank you. I have nothing else to add.

2 VICE CHAIR GOLDSTEIN: I turn to Board Member
3 Wells, who I believe -- have you reviewed the record
4 as well of the case?

5 MEMBER WELLS: I reviewed the record of the
6 case and, you know, I would agree with the fellow Board
7 members here, with the comments that were provided thus
8 far.

9 VICE CHAIR GOLDSTEIN: Thank you very much.
10 Appreciate that, and for your review of the record and
11 ability to comment on it during this deliberation.

12 I would also align my comments with what had
13 been said. I think they were very thorough. The
14 application has been revised and the rear extension
15 reduced, which I think has been a helpful change. I
16 would note that the lot occupancy is about 53, 53.5
17 percent, which is below what's allowed matter of right.
18 It doesn't extend as far back.

19 I think they've made attempts to improve the
20 mansard and the look, but I also concur that I think
21 there could be some additional work done there, but I
22 think they are making an effort in that regard.

23 ANC 4C has not submitted to the record,
24 unfortunately. Just wanted to note that for the record.

25 I believe that this latest revised plan

1 attempted successfully to address comments received by
2 the Board and meets the standards for the relief
3 requested. I believe that that's been thoroughly
4 documented in the record.

5 And, lastly, I'd say, as suggested, although
6 the Office of Planning report was for a earlier version
7 of the project, I believe a lot of the principles of
8 what they said likely align with a more reduced approach,
9 too, although they have not specifically commented on
10 this revised design.

11 So, with that, I'd like to ask if any of my
12 colleagues would like to make a motion.

13 COMMISSIONER IMAMURA: I'd be glad to, Vice
14 Chair. I'll make the motion for the Board to approve
15 Case No. 21430 at 1365 Perry, LLC. And ask for a second.

16 MEMBER LINDSJØ: I second the motion.

17 MS. MEHLERT: Please respond to Dr. Imamura's
18 motion to approve the application.

19 Vice Chair Goldstein?

20 VICE CHAIR GOLDSTEIN: Yes.

21 MS. MEHLERT: Board Member Wells?

22 MEMBER WELLS: Yes.

23 MS. MEHLERT: Board Member Lindsjo?

24 MEMBER LINDSJØ: Yes.

25 MS. MEHLERT: And Dr. Imamura?

1 COMMISSIONER IMAMURA: Yes.

2 MS. MEHLERT: Staff would record the vote as
3 4-0-1 to approve Application Number 21430, on the motion
4 made by Dr. Imamura and seconded by Board Member Lindsjo.

5 VICE CHAIR GOLDSTEIN: All right. I think
6 we're ready for the next one.

7 MS. MEHLERT: Next is the expedited review
8 calendar. It's Application Number 21497 of Anthony and
9 Lindsey Hill. It's a self-certified application
10 pursuant to Subtitle X, Section 901.2, for special
11 exceptions under Subtitle E, Section 5201, from the rear
12 yard requirements of Subtitle E, Section 207.1, and the
13 lot occupancy requirements of Subtitle E, Section 210.1.

14 It's for a new two-story rear addition and
15 one-story rear deck addition to an existing two-story
16 row dwelling. It's located in the RF-1 Zone at 222 17th
17 Place, NE, Square 1093, Lot 70.

18 VICE CHAIR GOLDSTEIN: Thank you very much.
19 I think I'll just get us started and then see if anyone
20 has any additional thoughts.

21 It looked like a pretty restrained addition.
22 It did not present any concerns in my mind. The Office
23 of Planning supported it and noted that there may have
24 been an argument for the lot occupancy relief not to
25 be needed, given the passage of Zoning Commission Case

1 Number 25-12. But, out of an abundance of caution, the
2 applicant continues to request that relief.

3 There's an ANC 7D letter of support. There's
4 Capitol Hill Restoration Society support, as well as
5 neighbor support. In reviewing it, I think that the
6 standards have been met, so I'd be prepared to support
7 it.

8 I'd like to ask if my colleagues have any
9 thoughts they'd like to share on this application.

10 MEMBER WELLS: I don't have any additional
11 thoughts. Just also agree with the note from OP about
12 not being able to confirm the revised lot occupancy
13 calculation at the time of report. That was something
14 that I guess I have more thoughts to. But like you said,
15 out of abundance of caution, they went ahead and
16 requested it. So I'm fine with moving forward with this
17 one as well.

18 VICE CHAIR GOLDSTEIN: Thank you very much.
19 Unless anyone else has anything to add, would anyone
20 like to make a motion?

21 MEMBER WELLS: I guess I can try.

22 (Simultaneous speaking.)

23 VICE CHAIR GOLDSTEIN: Okay, I'm sorry. I
24 was just going to pick at random.

25 MEMBER WELLS: Yes, go ahead. Pick at random.

1 VICE CHAIR GOLDSTEIN: So glad you jumped in.
2 No, no, you've started. You get the honor.

3 MEMBER WELLS: Okay, let me try this one.
4 So, I move to approve Application Number 21497. Yes.
5 And then I can say, for the relief requested as captured
6 by the Secretary.

7 VICE CHAIR GOLDSTEIN: Well done.

8 MEMBER LINDSJO: I second that motion.

9 VICE CHAIR GOLDSTEIN: Excellent.

10 MS. MEHLERT: Okay, please respond to Board
11 Member Wells' motion to approve the application.

12 Vice Chair Goldstein?

13 VICE CHAIR GOLDSTEIN: Yes.

14 MS. MEHLERT: Board Member Wells?

15 MEMBER WELLS: Yes.

16 MS. MEHLERT: Board Member Lindsjo?

17 MEMBER LINDSJO: Yes.

18 MS. MEHLERT: Dr. Imamura?

19 COMMISSIONER IMAMURA: Yes.

20 MS. MEHLERT: Staff would record the vote as
21 4-0-1 to approve Application Number 21497, on the motion
22 made by Board Member Wells and seconded by Board Member
23 Lindsjo.

24 VICE CHAIR GOLDSTEIN: Thank you very much.

25 Can we move to our last item on the meeting agenda,

1 please?

2 MS. MEHLERT: Yes, this is another expedited
3 review, Application Number 21501 of Gohar Sedighi and
4 Michael Donovan. This is a self-certified application
5 pursuant to Subtitle X, Section 9 of 1.2, for special
6 exceptions under Subtitle D, Section 5201, for the rear
7 requirements of Subtitle D, Section 207.1, and the lot
8 occupancy requirements of Subtitle D, Section 210.1.

9 It's for a second story addition and new third
10 story at an existing two-story detached principal
11 dwelling, located in the R-1B Zone at 3900 Alton Place,
12 NW, Square 1779, Lot 814.

13 VICE CHAIR GOLDSTEIN: Thank you very much.
14 Like the last case, this one, I did not see anything
15 that caused me concern. I think it's a reasonable
16 addition that meets the standards for the zoning relief
17 requests.

18 I'd note that the OP, the Office of Planning,
19 recommended support. ANC 3E put in a letter of support.
20 There was an adjacent neighbor that I believe put in
21 a no objection. And DDOT informed OP that they also
22 had no objection. I think the standards have been met,
23 as documented in the record.

24 Would anyone else -- does anyone else have
25 any thoughts on it that they'd like to share?

1 If not, how about Board Member Lindsjo, would
2 you mind this time making a motion, please?

3 MEMBER LINDSJO: Sure. I motion the
4 Application Number 21501 for approval of relief as read
5 by the Secretary. Second?

6 COMMISSIONER IMAMURA: Second.

7 MS. MEHLERT: Please respond to Board Member
8 Lindsjo's motion to approve the application.

9 Vice Chair Goldstein?

10 VICE CHAIR GOLDSTEIN: Yes.

11 MS. MEHLERT: Board Member Wells?

12 MEMBER WELLS: Yes.

13 MS. MEHLERT: Board Member Lindsjo?

14 MEMBER LINDSJO: Yes.

15 MS. MEHLERT: Dr. Imamura?

16 COMMISSIONER IMAMURA: Yes.

17 MS. MEHLERT: Staff would report the vote as
18 4-0-1 to approve Application Number 21501, on the motion
19 made by Board Member Lindsjo and seconded by Dr. Imamura.

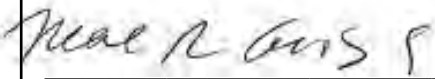
20 VICE CHAIR GOLDSTEIN: Thank you very much.

21 I think, unless anyone needs a break, why don't we just
22 proceed ahead to the public hearing agenda? Let's do
23 it.

24 (Whereupon, the above-entitled matter went
25 off the record at 9:58 a.m.)

C E R T I F I C A T E

This is to certify that the foregoing transcript was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings; and that I am neither counsel for, related to, nor employed by any of the parties to this action in which this matter was taken; and further that I am not a relative nor an employee of any of the parties nor counsel employed by the parties, and I am not financially or otherwise interested in the outcome of the action.



Lauryn Barnes

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